KRISTIAN BOOTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires August 20, 2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-20-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1906B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexandra Powell and David Powell	Sun Trust Mortgage	173-09-0B-036.00-CO
4068 Barnes Cove Drive	1001 Semmes Ave. RVW 5093	
Antioch, TN 37013-4459	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHN HENSLEY AND WIFE, LAURIE HENSLEY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID N. POWELL AND ALEXANDRA POWELL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Barnes Cove, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040604-0065966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Hensley and wife, Laurie Hensley by Special Warranty deed from HSBC Mortgage Services, Inc. of record in Instrument No. 20090305-0019816 Register's Office for Davidson County, Tennessee, dated March 02, 2009 and recorded on March 05, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for Barnes Cove, a Planned Unit Development with By-Laws appended thereto of record in Instrument No. 20021217-0155806, Instrument No. 20040429-0048624 and Rider to Declaration recorded in Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Barnes Cove Homeowner's Association of record in Instrument Number 20021217-0155805, in the Register's Office for DavidsonCounty, Tennessee.

Conveyance of open space to Barnes Cove Homeowner's Association, Inc. of record in Instrument Number 20130610-0058651, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4068 Barnes Cove Drive, Antioch, TN 37013-4459

BILL GARRETT, Davidson County
Trans:T20160036208 DEEDWARR
Recvd: 05/02/16 15:17 2 pgs
Fees:13.00 Taxes:1091.50
20160502-0042955

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 29th day of April, 2016.

John Hensley

Laurie Hensley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOHN HENSLEY AND LAURIE HENSLEY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2016.

Notary Public

My Commission Expires: 2/19/20

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-1906B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027